

096.0

0006

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

833,000 / 833,000

USE VALUE:

833,000 / 833,000

ASSESSED:

833,000 / 833,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
9		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LAWLESS TRACY

Owner 2:

Owner 3:

Street 1: 9 HARTFORD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: LAWLESS TRACY -

Owner 2: KING EDRIE -

Street 1: 9 HARTFORD RD

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1842 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8915	Sq. Ft.	Site			0	70.	0.77	4									481,217						481,200	

Total AC/Ha: 0.20466

Total SF/SM: 8915

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 481,217

Spl Credit

Total: 481,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

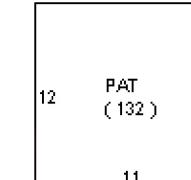
Type:	18 - Raised Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

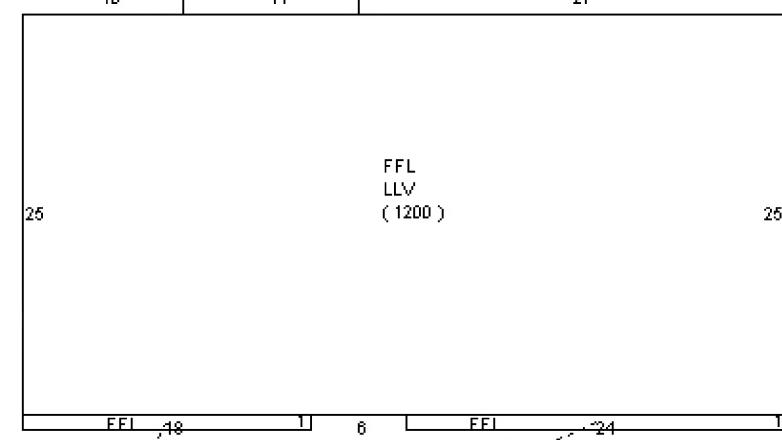
Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Good

COMMENTS

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SKETCH

10 11 27

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj \$ / SQ:	128.250
Other Features:	103347
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394384
Depreciation:	42593
Depreciated Total:	351790

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	141.08	
Special Features:	0	Val/Su Net:	136.67	
Final Total:	351800	Val/Su SzAd:	283.25	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

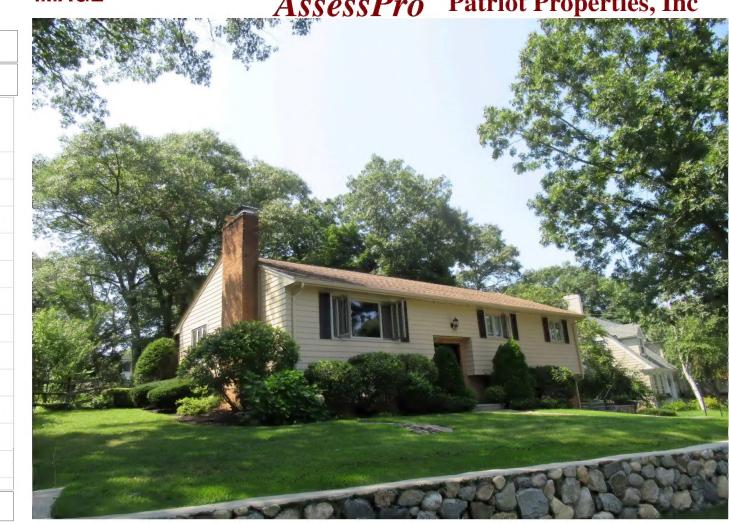
PARCEL ID 096.0-0006-0009.0

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**